



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1468 Coopers Landing SW
Airdrie, Alberta**

MLS # A2243213



\$1,325,000

Division:	Coopers Crossing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,070 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to Luxury Living in the Desirable Community of Coopers Crossing! This stunning luxury estate home offers over 4,100 square feet of living space in the sought-after community of Coopers Crossing in Airdrie. Upon entering this beautiful home, you'll be greeted by a grand foyer with vaulted ceilings leading to the upper floor. The main floor of the home features 10-foot ceilings and a versatile office space that can be used as a bedroom. A full bathroom is also located on the main floor. The open-concept layout boasts a cozy family room with a gas fireplace and custom feature wall, a formal dining room with coffered ceilings and custom feature walls, and a dream chef's kitchen with a waterfall island and seating area. High-end Kitchen-Aid appliances, built-in oven, gas range, and a large built-in refrigerator are the highlights of this beautiful kitchen. The kitchen area also features a spice kitchen/pantry with a gas range and refrigerator. The entrance from the triple garage that has epoxy floors leads you to your large mudroom with storage for your coats and shoes. The upper floor features 9-foot ceilings, a large chandelier, and a feature wall leading to 4 bedrooms and 3 full bathrooms, including a primary suite with a large walk-in closet. The upper floor also features a large laundry room with a sink. A spacious bonus room with sliding doors leading to the upper balcony completes the upper floor. The fully finished basement has 9-foot ceilings, a built-in custom wet bar with a sink, microwave, and bar fridge, leading to a rec room with a feature wall wired in for a projector setup and surround sound. An additional bedroom and a 4-piece washroom complete the basement. The exterior is now landscaped and wired with custom gemstone lighting that can be used year-round, security system with cameras, and a large lot backing onto a green space

walkway, the garage is also wired for an electric car charger. This home is designed and built with many upgrades, including engineered hardwood, custom railing, tile, feature walls, A/C and built-in closets. You don't want to miss the opportunity to own this dream home. Check out the 3D Tour and Schedule your showing today!